

DEVELOPMENT IN FAYETTEVILLE, ARKANSAS

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A MESSAGE FROM OUR MAYOR



Fayetteville has never been better.

We're proud to be the fastest growing City in the state. We're proud to be a City that offers diverse opportunities, whether you're a family, student, entrepreneur, developer, young professional or on the brink of retirement. Most of all, we're proud of the solid foundation on which our City has been built – all with the help of a broad cross-section of stakeholders giving feedback along the way.

Fayetteville continues to blossom. What separates us from the rest, though, is the way we've managed our growth. Even with the rapid growth, we continue to hold a high standard for the quality of development in our City. Maintaining the quality of life and the beauty of the City is at the forefront in everything we do. We strive to provide our citizens with a sustainable, healthy, interconnected City, all while staying true to our traditional town form.

There's no doubt that Fayetteville is different. It's a City characterized by its unique hills, streams, and natural beauty, unlike anywhere else in Arkansas. We've been mindful of these resources when managing development in our City.

I hope you use this manual to learn more about where we've been, where we are and where we're going. Development, when done right, can contribute to and enhance an already wonderful City. This City is easy to love, and I think you'll agree.

Lioneld Jordan
Mayor

fayetteville-ar.gov/plan-develop



CITY PLAN 2030 GOALS

Established in 2011, these goals serve as the City's groundwork for everything we do.

- 
- 1 We will make appropriate infill and revitalization our highest priorities.
 - 2 We will discourage suburban sprawl.
 - 3 We will make traditional town form the standard.
 - 4 We will grow a livable transportation network.
 - 5 We will assemble an enduring green network.
 - 6 We will create opportunities for attainable housing.

OUR DISTRICTS

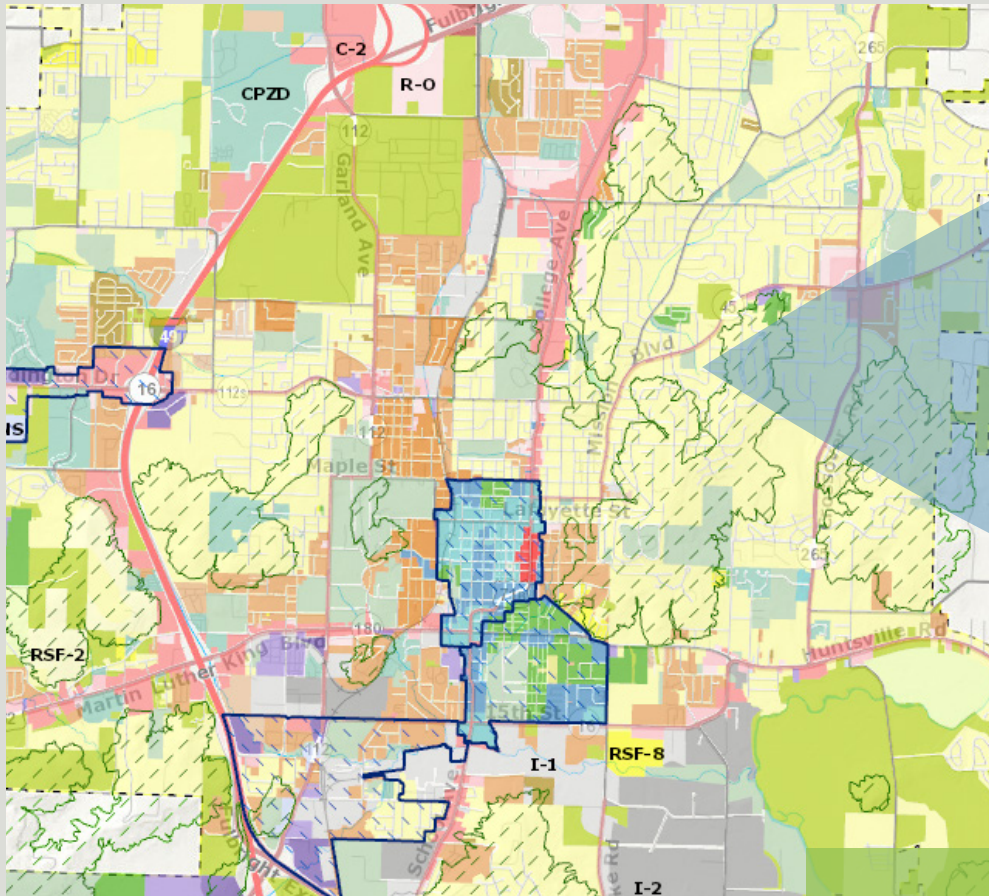
In an effort to create a systematic and enjoyable environment for those who live, work, learn and play in Fayetteville, the City has established zoning districts that regulate and determine limits on the use of land and building size, height, and build-to lines. For more than 85 years, zoning districts have helped shape and guide the future of development in Fayetteville, continually providing some insight to how the City will look in forthcoming years.

The City has more than two dozen zoning districts; commonly used zoning districts include residential single family (RSF) and residential multi-family (RMF). A full list of zoning districts is available in Chapter 160 of the City's development code.

In addition to the City's zoning districts, overlay and special districts have been established. These districts require additional regulation of construction and development projects. The City currently has four overlay districts:

1. The I-49 Design Overlay District (DOD)
2. The Hillside Hilltop Overlay District (HHOD)
3. The Downtown Design Overlay District (DDOD)
4. The Streamside Protection Ordinance (SSPO)





Layers

Zoning Overlays

Hillside/Hilltop Overlay District



Planning Area



Master Plan Area



Zoning

	R-A		RSF-7
	RSF-5		RSF-8
	RSF-1		RSF-18
	RSF-2		RT-12
	RSF-4		RMF-6
			RMF-12
			RMF-18
			RMF-24
			RMF-40
			I-1
			I-2
			E-1
			R-O
			C-1



To view zoning districts in the City of Fayetteville, use the City's official zoning district map, which is a Geographic Information System (GIS) interactive web application that offers an intuitive design and displays zoning districts, including the Hillside and Hilltop Overlay District, as well as links to master plan areas. The map can be found at fayetteville-ar.gov/GISzoning.

FORM-BASED ZONING

WHAT IS IT?

Form-based zoning districts emphasize the form of development rather than the separation of uses. The form-based method allows for mixed uses at the neighborhood, block and building level.

WHY IS IT IMPORTANT?

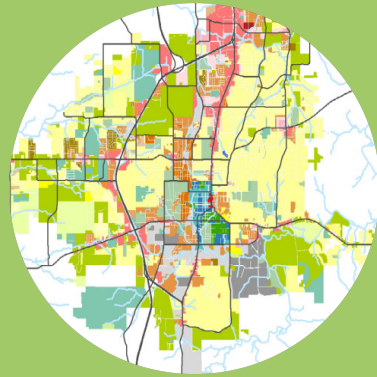
Form-based zoning districts allow for a wider range of uses and have architectural design standards. The adoption of City Plan 2030 and the Downtown Master Plan led to the adoption of form-based zoning districts. The code was designed to ensure that specific areas retain livability and a human-scale, while allowing for an increase in density and economic value. Once a property is rezoned to one of the form-based districts, development proposals that meet the architectural and site design standards can be approved administratively.

WHERE ARE THEY FOUND?

Form-based zoning districts are prevalent in the Downtown and Walker Park neighborhood areas and can be used in other areas of the City, each with separate building height, use and build-to line requirements. The City Council also adopted three form-based zoning districts in 2010 that parallel three conventional commercial zoning districts.

Form-based zoning districts can be found on the City's interactive GIS web application at fayetteville-ar.gov/GISzoning.

FORM-BASED DISTRICTS



DOWNTOWN CORE

URBAN THROUGHFARE

MAIN STREET CENTER

DOWNTOWN GENERAL

COMMUNITY SERVICES

NEIGHBORHOOD SERVICES

NEIGHBORHOOD CONSERVATION

STREAMSIDE PROTECTION

Healthy streams have a direct impact on the quality of life for the citizens of Fayetteville, as many of them not only provide recreational opportunities but also lead to Beaver Lake, which is the region's drinking water source.

The Streamside Protection Ordinance establishes protection zones along many of the City's streams and establishes protective requirements within those streamside buffers.

The goal of streamside buffer management is to develop a self-sustaining, variable-aged stand of mixed trees, shrubs and groundcover with a floor of either leaf litter and debris, or mulch. Dense, vigorous vegetation protects the soil from raindrop impact, a major force in dislodging soil particles and

moving them down slope. The shielding effect of a tree and plant canopy is augmented by roots that hold the soil, improve its physical condition, and increase the rate of infiltration. Plants also reduce the moisture content of the soil through their uptake of water and transpiration, the process by which moisture escapes through their leaves and stems, thus increasing the soil's capacity to absorb water. Large trees and carefully designed buffers may dramatically increase property value.

The City of Fayetteville adopted a Streamside Protection Ordinance in 2011 to accomplish several goals:

1 REDUCE POLLUTANTS IN THE WATERWAYS

Pollutants damage fragile ecosystems in our City's waterways and increase the costs of treating drinking water, which has a direct effect on water rates.

2 PRESERVE FLOOD CAPACITY

Healthy streamside result in less flooding by providing greater infiltration capacity and slowing down stormwater that runs into the streams.

3 PROTECT THE INTEGRITY OF A NATURAL RESOURCE

Protecting the streamside ensures greater recreational and nature enjoyment for current residents as well as future generations.

WHAT DOES STREAMSIDE PROTECTION MEAN FOR DEVELOPMENT?

Developers can expect the following when working in the streamside protection zone:

1. A boundary must be established before construction begins. A silt fence is required to separate the protected zone from the construction area. We take this seriously, so the fence must be maintained during construction to prevent delays to your project.
2. We'll check in periodically to ensure compliance with the ordinance.
3. The streamside protection zone must be protected at all times - this means your construction vehicles, materials, debris, spoils and equipment have to stay out.
4. Remember, every development is different, so the City Engineer may require other protective measures based on the site and construction methods.



BUFFER BENEFITS



STABILIZE STREAMBANKS

FILTER SEDIMENT & THE NUTRIENTS,
PESTICIDES & PATHOGENS BOUND TO THE
SEDIMENT

PROTECT GROUNDWATER & DRINKING SUPPLIES

IMPROVE AQUATIC & WILDLIFE HABITAT

PROVIDE VISUAL INTEREST

PROTECT AGAINST FLOODING

PROVIDE SHADE

STREET STANDARDS

The City of Fayetteville's minimum street standards provide a reference for developers and designers when crafting plans, reports or drawings for street improvements. These standards help guide the future of the City's road and sidewalk system while ensuring a high quality of work. The minimum street standards outline six objectives, as seen below.

1. PUBLIC SAFETY AND CONVENIENCE

To protect the public health, safety and welfare and to minimize public inconvenience resulting from construction and maintenance activities within the public rights-of-way.

2. MAINTAINING PUBLIC USE

To assure that bicycle, pedestrian and vehicular uses of rights-of-way are the primary uses thereof and that the rights-of-way are properly maintained during construction and repair work in these areas.

3. STANDARDIZING CRITERIA

To protect the City's infrastructure investment by establishing standardized design, materials, construction and repair criteria for all public improvements.

4. OPTIMIZING USE

To optimize the use of the limited physical capacity of public rights-of-way held by the City.

5. PROTECTING PRIVATE PROPERTY

To protect private property from damages that could occur because of faulty design and construction of public improvements upon public rights-of-way and easements.

6. INSPECTION

To provide criteria for inspection of public and private improvements, by the City or Design Engineer's designated inspector, in order to assure conformance with approved plan's uniformity, proper construction techniques, and to ensure that acceptable materials are used for the construction process of such public and/or private improvements.

TREE PRESERVATION AND PROTECTION

The City of Fayetteville's tree preservation and protection ordinance serves to guide developers, engineers, architects, landscape architects and contractors who develop or re-develop buildings, facilities, parklands, parking lots and streets. Trees are an important part of Fayetteville and are part of what sets the City apart from the rest of the region. Ask someone what they picture when they think of

Fayetteville, and you'll usually hear something about the rolling, tree-dotted hills and fall foliage. Without trees, Fayetteville just wouldn't be the same. Chapter 167 of the Unified Development Code helps ensure that, as development increases, Fayetteville maintains and enhances its natural beauty. Twelve objectives are outlined in Chapter 167, as seen below.

purpose

PRESERVE
EXISTING TREE
CANOPY

CREATE
HEALTHFUL
ENVIRONMENT FOR
FAYETTEVILLE
RESIDENTS,
BUSINESSES, AND
INDUSTRIES

MODERATE THE
HARMFUL EFFECTS OF
SUN, WIND AND
TEMPERATURE
CHANGES

BUFFER NOISE, AIR
AND VISUAL
POLLUTION

FILTER
POLLUTANTS FROM
THE AIR THAT
ASSIST IN THE
GENERATION OF
OXYGEN

REDUCE STORMWATER
RUNOFF AND
THE POTENTIAL
DAMAGE IT MAY
CAUSE

STABILIZE SOIL AND
PREVENT EROSION,
WITH AN EMPHASIS
ON MAINTAINING TREE
CANOPY ON HILLSIDES
AS CANOPIED SLOPES
IN CHAPTER 151

PROVIDE HABITAT
FOR BIRDS AND
OTHER WILDLIFE

PRESERVE RIPARIAN
BANKS AND BEDS,
AND PREVENT
SEDIMENTATION

SCREEN
INCOMPATIBLE
LAND

PROMOTE
ENERGY
CONSERVATION


PROTECT AND
ENHANCE
PROPERTY VALUES

LANDSCAPE REQUIREMENTS

Take a quick drive around Fayetteville and it's easy to see that we value landscaping. Landscaping can set the look and feel of an entire City, as well as accent and enhance individual developments. Beyond the visual aspect, landscaping plays an essential role in water management and pollution control.

Chapter 177 of the Unified Development Code requires that a high quality of landscaping is ensured as developments are added and maintained in Fayetteville. An environmentally sound and healthy urban landscape for the residents of Fayetteville serves several purposes, as outlined below.

purpose

PROMOTE THE BEAUTIFICATION OF THE CITY OF FAYETTEVILLE AND ENHANCE ITS AESTHETIC QUALITY	PROMOTE REASONABLE CONSERVATION AND REPLENISHMENT OF VALUED TREE CANOPY AND VEGETATION	AID IN RESTORING ECOLOGICAL BALANCE BY CONTRIBUTING TO AIR PURIFICATION, OXYGEN REGENERATION AND GROUND WATER RECHARGE	PROVIDE VEGETATION TO REDUCE STORM WATER RUNOFF AND THE POTENTIAL DAMAGE IT MAY CREATE
ACHIEVE A MEANINGFUL URBAN LANDSCAPE WHILE PERMITTING ECONOMICALLY FEASIBLE URBAN DEVELOPMENT TO OCCUR	CREATE A HEALTHY ENVIRONMENT FOR FAYETTEVILLE RESIDENTS, BUSINESSES, AND INDUSTRIES	MODERATE THE HARMFUL EFFECTS OF SUN, WIND AND TEMPERATURE CHANGES	BUFFER NOISE, AIR AND VISUAL POLLUTION
SCREEN INCOMPATIBLE LAND USES AND ENHANCE THE APPEARANCE OF PARKING LOTS IN ALL ZONING DISTRICTS	PROMOTE ENERGY CONSERVATION	PROTECT AND ENHANCE PROPERTY VALUES	

LOW IMPACT DEVELOPMENT

The low impact development standards found in Chapter 179 of the Unified Development Code are a result of the acknowledgement of the City's greater drainage issues. Fayetteville is situated uniquely, with a somewhat difficult topography and streams traversing the community with which development must be balanced; conversely, these are the very characteristics that make the city beloved, and enables Fayetteville to distinguish herself from competitors. Development can significantly alter a site's natural hydrology, which can affect habitats, air and water pollution, and flood protection. Chapter 179 establishes requirements to help protect our City and environment. Low impact development works to control stormwater runoff volume by attempting to mimic a site's natural hydrology through the use of design techniques that

promote infiltration, filtration, storage and evapo-transpiration. This method uses green stormwater practices that slow runoff, spread the flow of stormwater and allow it to soak into the ground, which reduces the volume of runoff from the post-developed site. When implementing low impact development, a combination of green stormwater practices should be selected to consider the existing hydrology on the site, complement traditional design techniques and provide volume reduction to help meet stormwater management goals. To create an effective, comprehensive stormwater management plan, traditional design techniques should be complemented by low impact practices, as both are equally important to a sound plan. Chapter 179 outlines eight objectives, as seen below.

1

TO ESTABLISH criteria by which a LID strategy can be measured and implemented through use of the criteria in the LID chapter of the Drainage Criteria Manual.

2

TO STRIVE to maintain and restore natural rainwater absorption and infiltration processes.

3

TO STRIVE to maintain pre-development hydrologic conditions.

4

TO FILTER pollutants from stormwater runoff thereby improving water quality and positively impacting the region's lakes, streams and groundwater.

5

TO REDUCE stormwater runoff intensity and velocity.

6

TO PRESERVE riparian banks and beds, and reduce sedimentation that impairs water quality.

7

TO PROMOTE the widespread use of LID practices integrated with conventional stormwater engineering.

8

TO PROTECT the safety and welfare of citizens, property owners, and businesses by minimizing the negative impacts of stormwater discharge from land development.



FAYETTEVILLE FIRST



Lioneld Jordan, Mayor

Learn more about Fayetteville's development and regulations.

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Find us on:   